

**MLS# 954470 Presented By: Anne Ferris 801-390-8908**

List Price: \$174,900  
 Price Per: \$82.50  
 CDOM: 3  
 DOM: 3

Tour/Open: Tour  
 Status: Active  
 List Date: 04/05/2010

Address: 495 W ADOBE MILL CT

NS/EW: 250 N / 495 W

Area: Ogdn; FarrW;  
 Hrsvl; Pln Cty.

City: Ogden, UT 84404

County: Weber

Restrictions: No

Proj/Subdiv:

Tax ID: 11-366-0009

Taxes: \$1,609

Zoning:

HOA Fee: \$0

HOA Contact:

HOA Phone:

HOA Remarks:

Pre-Market:

School Dist: Ogden

Elem: Lynn

Sr High: Ben Lomond

Priv Schl: Christian Heritage

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				H	K	B		
4	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0
2	1260	4	2	0	0	0	0	0	0	0	1	0
1	860	0	0	0	1	1	0	0	1	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0	0
Tot	2120	4	2	0	1	1	0	0	1	0	1	0

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor Cov: Carpet; Linoleum

Window Cov: Blinds; Part

Pool Feat:

Possession: Recording

Exterior: Aluminum/Vinyl

Landscape: Landscaping: Full

Lot Facts: Cul-de-Sac; Curb & Gutter; Sidewalks; Terrain, Flat; View: Mountain

Exterior Feat: Double Pane Windows; Porch: Open; Sliding Glass Doors

Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Range: Gas

Amenities: Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup

Inclusions: Range

Exclusions:

Terms: Cash; Conventional; FHA; VA

Storage:

Tel Comm:

Access Feat:

Utilities:

Zoning: Single-Family

Driving Dir:

Remarks: This is an AMAZING Ogden deal!! NOT A SHORT SALE!! Open floor plan, fully landscaped, central air, and much more! Located in a cul-de-sac on 0.17 acres!! This is a HomePath Proeprty and is approved for HomePath Renovation Mortgage Financing. Purchase this property for as little as 3% down!!

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Jr High: Highland  
 Other Schl: Ogden Preparatory Academy

Type: Single Family

Style: 2-Story

Year Built: 2006

Effect Yr Blt: 2006

Deck | Pat: 0 | 1

Garage: 2

Carpport: 0

Prkg Sp: 4

Fin Bsmt: 0%

Basement: None/Crawl Space

Garage/Park: Attached

Driveway: Asphalt

Water: Culinary

Water Shares:

Master Level:

Senior Comm: No

Animals:

Const Status: Blt./Standing

Acres: 0.17

Frontage: 0

Side: 0

Back: 0

Irregular: No